



BOARD OF CIVIL AUTHORITY

Thursday, October 9, 2025

4:30pm in Tracy Hall

Draft minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Jed Baker, Dave Krimmel, Suzanne Leiter, Bob Pitiger, Emily Scherer, Lily Trajman,

Listers: Cheryl Lindberg, Pamela Smith, Ernie Ciccotelli

Appellants: Chris Polashenski for Sweetland Farm; Marc Aquila; Elizabeth Wilson & Elias Neilsen

Online: Kevin Leen of KRT Appraisals, speaking for the Town.

1. SWEETLAND FARM – parcel #05-095.300

- a. Manny called the hearing to order at 4:33pm.
- b. This appeal is on hold pending input from VLCT – Polashenski's initial appeal referenced parcel 05-095.300 without an address. He did not submit anything further by the appellant deadline of two days prior to the hearing. The appellant sent an email at 12:20AM on Tuesday with additional information, which again referenced parcel 05-095.300 but cited the address (97 Kerwin Hill Rd.) of 05-095.400. The Chair is requesting input from VLCT as to the legality of moving forward with the appeal.

2. AQUILA – 11-041.000 Card 2 (633 New Boston Rd.)

- a. Manny called the hearing to order at 4:58pm.
- b. The Listers presented the property as two cards with a total value of \$1,566,200. The parcels contain two dwellings; the dwelling at 688 New Boston is the homestead property and the dwelling at 633 is a rental. The listers noted that they have changed the neighborhood designation to match that of surrounding properties on New Boston Rd. In addition, they changed the classification of the house from Contemporary to Colonial. They made changes to the acres in current use.
- c. Aquila stated he is happy with the changes and asked about the homestead vs nonhomestead nature of land associated with 633 New Boston Rd.

- d. The Listers noted that all land is homestead land when associated with the parcel on which the homestead is sited. Additional buildings may be nonhomestead, but the land is homestead.
 - e. The BCA members were given an opportunity to ask questions –
 - i. Kevin Leen from KRT clarified the design features that distinguish between contemporary and colonial style homes.
 - f. Inspection set for 10/21 at 3:45pm, pending Aquila clearing the time with his tenants.
 - g. Manny recessed the hearing to 5:30pm on Wednesday, November 5th in the multipurpose room of Tracy Hall.
3. **WILSON** – Parcel #15-055.011, 40 Norwich Meadows #11
- a. Manny called the hearing to order at 5:20pm.
 - b. The Listers presented the property as a condo with a total assessed value of \$395,100.
 - c. Wilson presented her case: identical units vary by over \$100,000 in their assessments, after having spent the last 30 years with very similar assessed values.
 - d. The Listers responded that personal maintenance choices affect variations in assessed value.
 - e. The BCA members were given an opportunity to ask questions:
 - i. Kevin Leen, from KRT, answered questions about the low assessed value of Unit 2. He stated that it did not have a living area in the attic and has water damage and a sealed fireplace.
 - f. Inspection set for 10/16 at 4:00pm with Manny, Pitiger, Scherer, Trajman and possibly Baker attending.
 - g. Manny recessed the hearing to 5:45pm on Wednesday, November 5th in the multipurpose room of Tracy Hall.

Hearings will be continued on Tuesday, 10/21 at 5pm to receive the second round of inspection reports.